

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL8748**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **n/a**
6. Current building name: **Longmont Association of Realtors Building**
7. Building address: **420 Kimbark Street**
8. Owner name: **Longmont Board of Realtors Inc.**
Owner address: **420 Kimbark Street**
Longmont, Colorado 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of NW¹/₄ of NW¹/₄ of SE¹/₄ of section 3
10. UTM reference
Zone **13**
Easting: **491460**
Northing: **4446000**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** **(Photorevised 1979)** **7.5'**
12. Lot(s): **10, 11** Block: **50**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet **2450 square feet**
16. Number of stories: **1**
17. Primary external wall material
Brick
Concrete / Concrete Block
18. Roof configuration (enter one):
Flat
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):

22. Architectural style /
building type:

Other Style (20th Century Commercial Building)

21. General Architectural Description

The Longmont Association of Realtors Building is rectangular-shaped structure which fronts directly onto a wide concrete sidewalk which parallels Kimbark Street to the west. Featuring little in the way of exterior ornamentation, the building measures 50 feet square, with an 11 ½' by 8 ½' extension on the east (rear) elevation. The one-story structure is supported by a low concrete foundation, with no basement. The façade wall, located on the west elevation, is made of blond bricks, laid in running bond, while the walls on the secondary elevations are made of concrete blocks which have been painted yellow. The roof is flat, covered with gravel/tar composition roofing material. A Mansard-type parapet wall, clad with brown asphalt shingles, projects above the roof line on the façade. Two signs – one affixed to the façade wall and the other centered on the parapet – display the name of the building's owner and tenant "Longmont Association of Realtors." Four sets of three, vertically-oriented, fixed-pane windows penetrate the façade wall. The windows have painted dark green wood frames, and block brick slipsills, laid as rowlocks. There is also one set of paired single-light casement windows located near the east end of the south elevation. A glass-in-steel-frame entry door is centered on the façade, opening onto the sidewalk. Two steel doors open onto an asphalt parking lot on the building's east elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the east side of Kimbark Street, in one of Longmont's oldest core residential neighborhoods. Platted in 1872 as part of Longmont's original townsite, this area is now home to a mixture of single family homes, with a few duplexes and small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1970**

Source of information:
Boulder County Assessor Records; Longmont City Directories

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Wade and Leonard Realty

Source of information:
Longmont City Directories

29. Construction History (include description and dates of major additions, alterations, or demolitions):

This building was constructed in the early 1970s, and has not been added onto or substantially altered since that time. Sanborn Insurance maps and Longmont water records, reveal that a dwelling was erected here on lots 10 and 11 sometime prior to 1890. The Sanborns show that the house was enlarged to the rear between 1890 and 1895, and again between 1900 and 1906. Also between 1900 and 1906, a small outbuilding was constructed near the property's northeast corner. The outbuilding was significantly enlarged between 1918 and 1930, when it was most likely converted into a garage. A 1948 real estate appraisal photo depicts the house as a wood-frame front gabled dwelling, wide front porch. City directories indicate that the dwelling existed here until the early 1970s, when it was razed to make way for the current building.

30. Original location: **Yes**
Moved
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Professional**
32. Intermediate use(s): **Commerce and Trade / Professional**
33. Current use(s): **Commerce and Trade / Professional**
34. Site type(s): **Professional Office Building**

35. Historical Background

Constructed in 1970, the Longmont Association of Realtors building at 420 Kimbark Street replaced a single-family front-gabled dwelling, built prior to 1890. The earliest known occupant of this house was Mrs. Lydia A. Reed. Lydia (Post) Reed was born in Cattaraugus County, New York on March 19, 1835. When Lydia was still a baby, her family traveling westward lived briefly in Wisconsin. In 1939, her father received a land grant of 400 acres from the government in eastern Iowa. Mr. Post was tasked with "opening civilization" by keeping the half-way tavern between Fort Crawford, now Prairie du Chein, Wisconsin, and Fort Atkinson, the present town of Calmar, Iowa. The little settlement of Postville was platted on their farm, and named for the Post family. In October 1852, Lydia was married to Josiah Davis Reed, and she subsequently spent many years in Dodge County, Minnesota, where her husband died. Widowed and faced with ill health due to bronchitis, Lydia came to Colorado in 1878 and located in Longmont in February, 1879. According to the 1906 Longmont City Directory, she made her living by "deal(ing) in hair goods." Her bronchial trouble improved, Mrs. Reed lived in Longmont for over 43 years, until her death on February 4, 1922.

Following Lydia Reed's death, the home at 420 Kimbark Street was briefly owned by Edward W. Potts in the late 1920s and early 1930s, before it was sold to Mrs. Belinda (Linda) Akers. Belinda Ann Akers was born in Hardin County, Kentucky on January 31, 1870. In 1888, she moved to the Liberty Hall District, east of Longmont. In 1934, three years after the death of her husband, William Henry Harrison Akers, Linda moved into town, settling at 420 Kimbark. She passed away in May 1950, at the age of 80. Following Linda's death, other owners in the home included Cora M. Ritter and Muriel Jones. Circa 1970, the home was torn down to be replaced with the existing commercial building. The 1947 Longmont City Directory lists the new building's occupants as the Wade and Leonard Realty Company, and a beauty salon with the pretty name, The Orange Tree. From circa 1982 to the present, the Longmont Board of Realtors have had their offices in the building.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card – Urban Master," On file at the Boulder Carnegie Library.

"Died." (Lydia Post Reed obituary) *Longmont Ledger*, February 10, 1922, p. 5.

"Mrs. Belinda Akers Dies Here Today." *Longmont Times*, May 17, 1950, p. 1.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Water Ledger City of Longmont 1907-1910." On file at the Longmont Archives, Longmont Public Library.

"William Akers Dies Following Short Illness." *Longmont Times*, September 8, 1931, p. 1.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

xx Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture, Commerce, Community Planning and Development

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Built in 1970, this building is presently just over thirty years of age, and as such, it is ineligible for inclusion in the National Register of Historic Places. It does not meet any of the requirements for Criterion Consideration G, relating to properties which have achieved significance, but are less than fifty years old. The property also does not meet any of the City of Longmont standards for designation as a local landmark.

43. Assessment of historic physical integrity related to significance:

This building has not had any additions, and its exterior appearance has not been appreciably altered subsequent to its construction in 1970.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **The property is located one block west of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area along Kimbark Street do have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing:

Noncontributing: **xx**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-1**

Frame(s): **1-4**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **March1, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**